PROJECT PROFILE

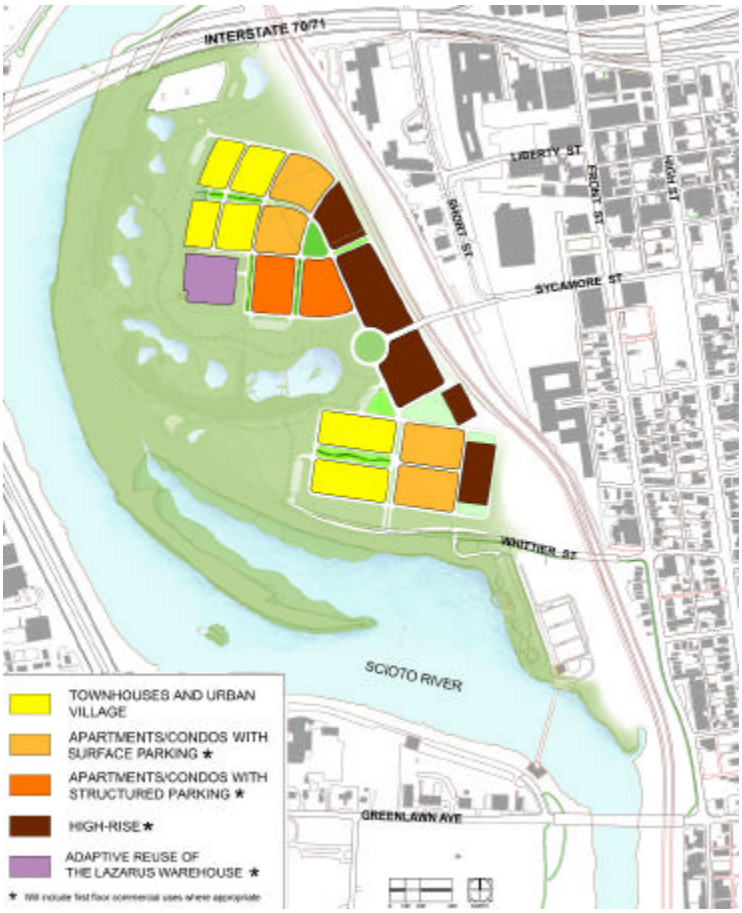
Lazarus Furniture Warehouse Columbus, Ohio

Department of Development

Mayor Michael B. Coleman

July 28, 2005

I. PROPERTY SUMMARY



The Lazarus furniture warehouse sits at 562 West Whittier Street and is partially within the Scioto River 100-year floodplain. The site has been altered and used for manufacturing and industrial purposes for over the past 100 years. The property lies within the historic Brewery District, and is in the center of the Whittier Peninsula, an area slated for redevelopment as parkland and a mixed-use neighborhood.

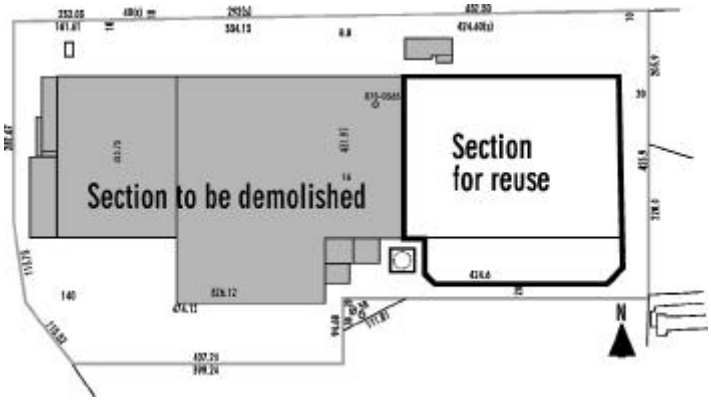
BRIEF HISTORY

The Lazarus Furniture Warehouse sits on a site that has had a long history harboring much heavier industrial uses than the present building ever encompassed. For the past century, the land has had a number of manufacturing facilities here including a steel foundry, and the site was connected to the growing rail network with an array of spurs in the vicinity. The present building was created by the F&R Lazarus Co., the quintessential business in Columbus for the past 150 years, whose name and presence have been phased out by Federated Department Stores, Inc. in recent years.

EXISTING STRUCTURE

The building was built in two phases. The western two-thirds of the structure was built in 1947 and the eastern third was constructed in 1955. The property was purchased by the City of Columbus in 1999, and has been subsequently leased by the Columbus Public School Board and other city-affiliated community organizations for warehousing and storage.

The eastern third of the existing complex, which is slated for reuse, is a two-story brick warehouse constructed in 1955. It presents the portion of the Lazarus facilities on the property with the greatest structural integrity. For further construction details, see Appendix A.



562 West Whittier Street.

II. OBJECTIVE

Lazarus warehouse adoptive reuse and new construction.

The reuse of a portion of the Lazarus warehouse will provide what is often absent in new developments, a connection to the site's past. The Whittier Peninsula has been used for an assortment of industrial purposes over the course of the past two centuries. However, its redevelopment will bring about new opportunities for people to live and work here in the future.

Through the concept development and planning process, it has been determined that the eastern third of the complex standing at 562 West Whittier Street is appropriate for adaptive reuse.

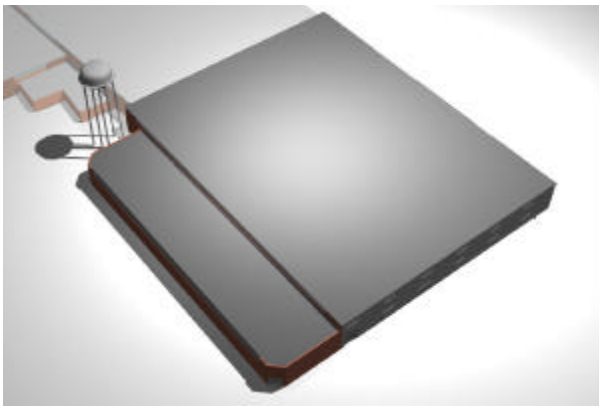
While 92% of the waste produced in the United States each year is generated by demolition of buildings, only 20 to 30% is recycled or reused.[1] Not only does the reuse of an existing structure reduce the amount of waste generated and energy needed in demolition, but it will limit the demand on resources required for the project.

In redeveloping the Lazarus warehouse, the aim is to demonstrate how energy and money can be saved through the adaptive reuse of the existing structure and its demolition materials. LEED (Leadership in Energy and Environmental Design) are national standards that have been established by the US Green Building Council.[2] These standards should serve as a guide to the priorities that will be critical in the selection of proposals. The project fits the LEED category of New Construction and Major Renovation, and can qualify for other categories based on the programmatic choices made for the building.

Energy efficient design and construction has become an important regional and national movement. The City of Columbus is moving towards reaping the benefits that come with the implementation of such initiatives, as evidenced by Mayor Michael B. Coleman's recently announced Get Green campaign.

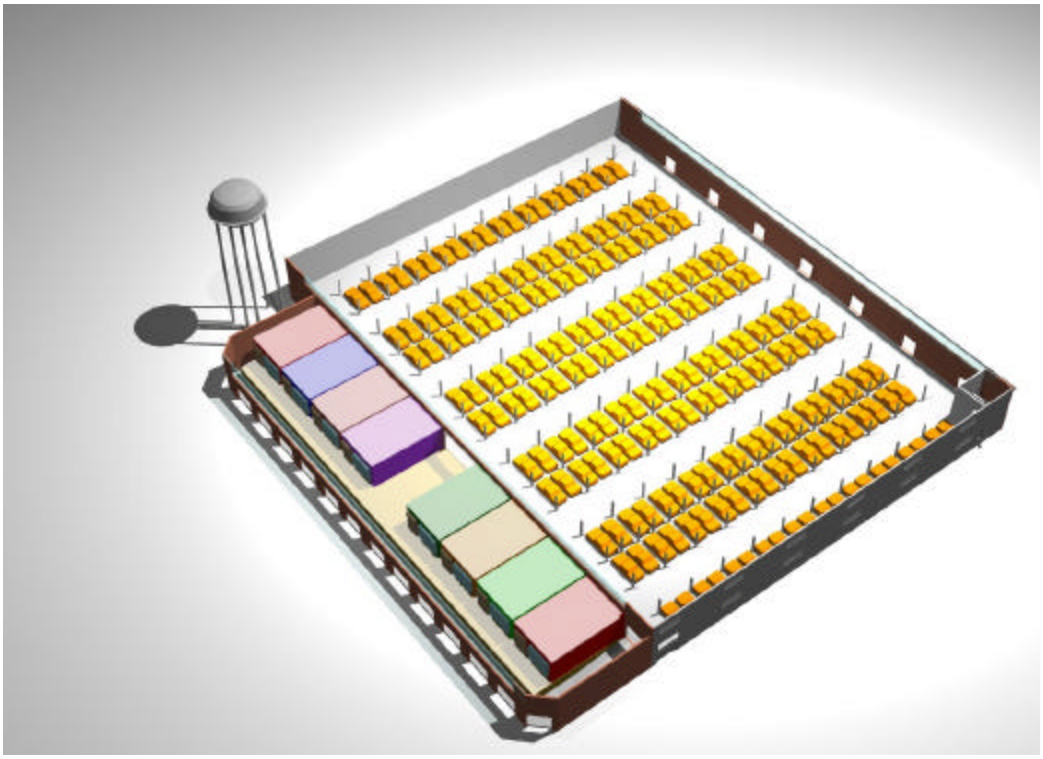
[1] A Characterization of Building-Related Construction and Demolition Debris in the United States, U.S. EPA, 1998

[2] More information about these standards can be found at: http://www.usgbc.org/LEED/publications.asp



The eastern third.

II. OBJECTIVE



First-floor commercial and parking capacity.

FIRST FLOOR

The 1½ story loading dock on the south end of the building could serve as an open-air, covered gallery providing access to the store-fronts of neighborhood scale commercial businesses. Due to the low-lying land on which the floor of the loading dock is constructed, the storefront entrances will require an elevated walk.

In public meetings, parking was one of the most prominent concerns expressed by Brewery District residents. The ground floor of the warehouse main building could be re-used to hold approximately 180 parking spaces. This should be sufficient to accommodate both the parking demand created by new building tenants, and some of the parking needs generated by the Metropark and surrounding neighborhood.

This approach allows increased parking facilities without adding additional impervious surfaces to the site. Due to a recent revision in the FEMA maps, this property now sits within the 100-year floodplain. Using the first floor of the Lazarus as a garage is an appropriate use that would elevate the habitable space above the floodplain, and accommodate the increased parking demand.

II. OBJECTIVE

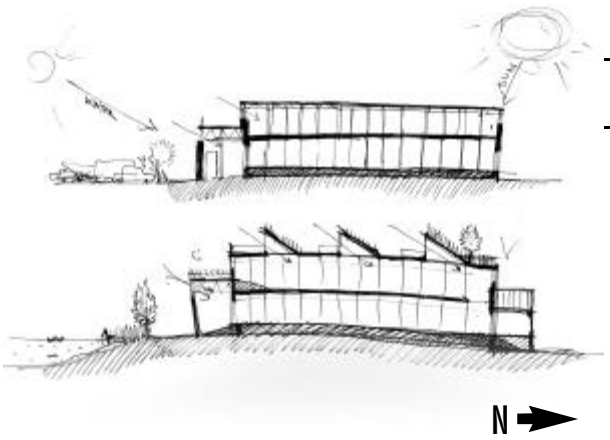
SECOND FLOOR

In talking with various members of the community, a number of programmatic concepts have arisen for the existing 77,440 square feet on the second floor of the Lazarus warehouse. Converting the second floor of the furniture warehouse would necessitate drawing natural light into the building. Preliminary design concepts have included adding habitable space above the existing second floor.

Second floor (existing).

Though the existing floors were designed for heavier loads, for the roof to become habitable, structural reinforcement would be necessary. Alterations here would also be an opportunity to maximize passive solar gain by incorporating south-facing windows to provide natural light for the new uses.

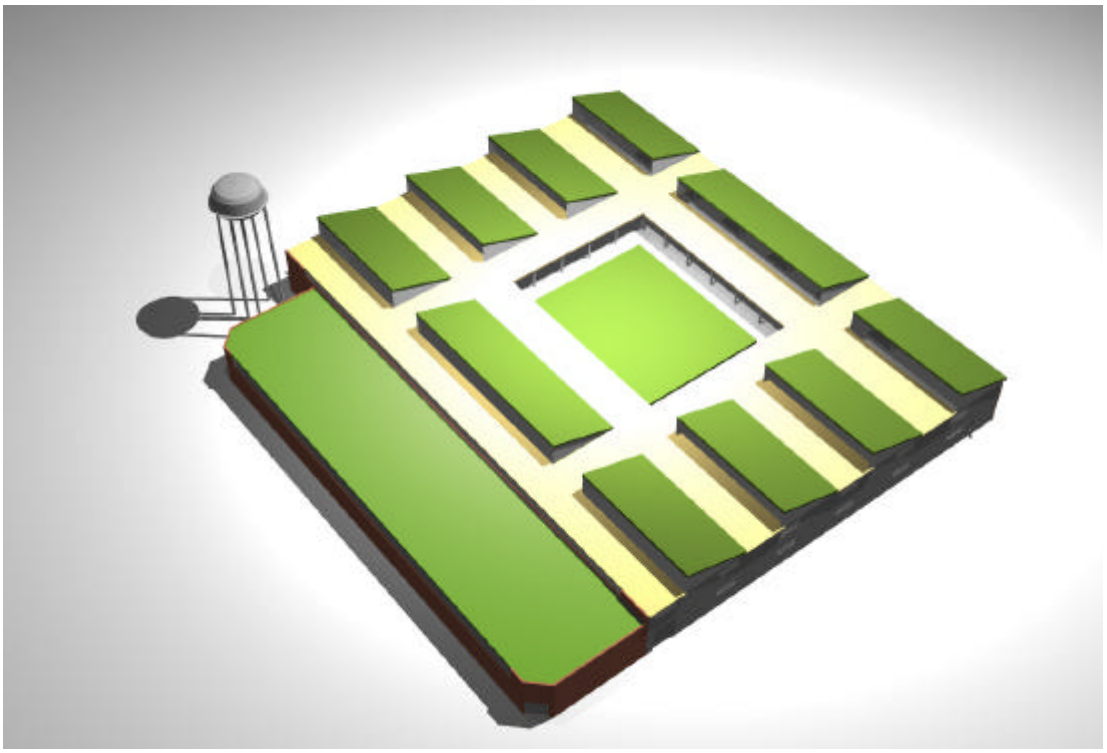
The conversion of the second floor and the creation of a rooftop terrace would provide panoramic views of the parkland and the Columbus skyline. The existing windows on the north side of the upper floor currently offer striking views of the downtown. Given the building's size and configuration, all proposals should consider integrating a planted roof garden. In addition to creating valuable amenity, vegetated roofs help reduce the impacts of storm water runoff, can increase the lifespan of roofing materials, and offer some thermal insulation.



Existing (top) and passive solar cross-section

Whether the space is used for offices, condominiums, or an entirely different use, there is an opportunity to create an original place that will stand as a symbol of resourcefulness.

II. OBJECTIVE



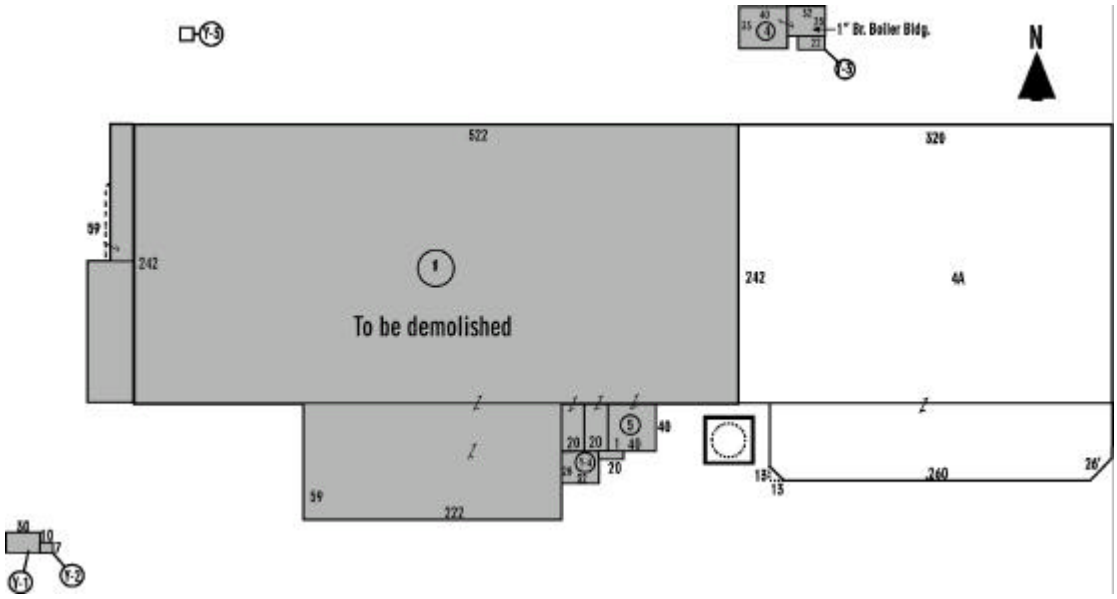
Adoptive reuse.

The interface between the park and the development is critical to the success of the Whittier Peninsula's redevelopment. The Lazarus warehouse reuse must take full advantage of the opportunities made available in the surrounding redevelopment.

As the entire Whittier Peninsula redevelopment will embrace principles of sustainable design, the conversion of the Lazarus warehouse should stand as the centerpiece for this initiative. While most of the buildings slated for the area will be newly constructed, the reuse of this structure will not only offer a reminder of the ground's history, but it will exhibit the principles of resourcefulness and sustainability.

APPENDIX A

From Real Estate Appraisal:
Nash-Wilson Associates Inc.
June 9 1997



Parcel #: F-053-002

ID	Primary Use	Sty. Hgt.	Gross Floor Area Ground	Total	Replacement Cost	Total Depr.	RCLD
1	Warehouse	1	149,902	264,702	$6,066,200	70%	$1,819,900
2	Office	1	2,400	2,600	196,300	75%	49,100
3	Cafe/Office	1	4,880	4,880	331,300	75%	82,800
4	Boiler Room	1	2,120	2,920	118,200	75%	29,600
4A	Warehouse	2	95,907	173,347	2,948,300	60%	1,179,300
5	Prts Rm & Baler	1	1,600	1,600	53,800	60%	21,500
Y-1	Sewage Pit		256,809	450,049	Considered In Land		
Y-2	Pump Pit				Considered In Land		
Y-3	Storage	1	253	253	11,800	90%	1,200
Y-4	Office	1	896	896	28,500	60%	11,400
Y-5	Guard House	1	128	128	5,100	50%	2,600
	Water Tank				59,100	80%	11,800
	Fencing				11,600	75%	2,900
	R.R. Siding				NV		
	Paving				127,500	75%	31,900
	Total		**258,086**	**451,326**	**$9,957,700**		**$3,244,000**
	Estimated Overall Functional and Economic Obsolesce						20%
	Estimated Truce Value						**$2,595,200**

APPENDIX A continued

F-053-002 BUILDING 4A

WAREHOUSE
Erected: 1955

CONSTRUCTION & SIZE

Two story brick	242' x 320' x 27' high
Second floor (open)	22' x 380'

CONSTRUCTION DETAIL

FOUNDATION
Concrete walls and column footers

WALLS

North 320 L/F - 10" concrete 3' high, 4" brick, 4" concrete block 21' high including continued steel sash windows 6' high

South 320 L/F - 10" concrete 3' high, 8" concrete block and overhead doors 28' high including stone coping and gutters and downspouts

East 242 L/F - 10" concrete 3' high, 8" concrete block and glass block 28' high

West Taken with adjoining building

FLOOR

First Mastic over 5" concrete and fill 3'

Second 89% only mastic cover 4" reinforced concrete slab, 12" x 6 1/2" steel beams 7'3" average on center, 18" x 7 1/2" steel beams 20' on center, 8' x 6 1/2" steel columns 20' x 22' on center

ROOF
Flat type, tar and gravel roofing, insulated steel decking, 10' x 4" steel purlins 5'6" on center, 12" x 6 1/2" steel beams 20' on center, 8" x 6 1/2" steel columns 20' x 22' on center

MECHANICAL FEATURES

Lighting Conduit wiring and reflectors
Heating Steam unit heater
Sprinkler Wet pipe system

OTHER FEATURES
Twenty-nine - 8' x 8' overhead steel curtain doors, one - 6' x 8' overhead steel curtain door and seven - 8' x 8' overhead frame doors

ADDITIONS
One Story Brick - 64' x 293' (less 0' to 20' x 20' and 0' to 13' x 13') concrete foundation (North wall not included)

West Wall 74 L/F - 9" concrete 3' High, 4" brick, 4" concrete block walls 21' high

South Wall 260 L/F - 9" concrete 3' high 4"brick, 4" concrete block 15' high continued steel sash windows 6' high

East Wall 70 L/F - 9" concrete 3' high, 4"brick, 4' concrete 21' high
gutters and downspouts,part 8" concrete block, concrete flooring at grade
flat type, tar and gravel roofing,
insulated steel decking, 12" x 4" steel purlins 6' average on center
steel box trusses 20' on center
one run 8" x 6 1/2" steel columns 20' on center including lighting steam unit heating
and sprinkler system, one lavatory
one 16' x 18' motor operated steel curtain door and one 14' x 14' motor operated steel curtain door

APPENDIX A continued

F-053-002 YARD

Y-1 SEWAGE PIT
16' x 30', 12" concrete walls and concrete walls and concrete floor below grade. (Not being used.)

Y-2 PUMP PIT
7' x 10' x 12' high, concrete foundation, 34 L/F - concrete walls, concrete floor, below grade, concrete slab and steel grill roofing. (Not being used.)

Y-3 STORAGE
One story brick 11' x 23', 45 L/F - reinforced concrete 1'6" high, 4" brick, 4" concrete block back-up 9' average high, concrete floor, flat type, composition roofing, steel decking and framing with electric lighting. (1956)

Y-4 OFFICE
One story concrete block - 28' x 32' x 12' high, 60 L/F-8" concrete block, aluminum sash windows, concrete floor, flat type, tar and gravel roofing, insulation, steel decking, 10" steel bar joists 4' on center, electric fluorescent lighting, heating and sprinkler, 32 L/F - 8" concrete block partition walls 12' high. (1962)

Y-5 GUARD HOUSE
One story metal - 8' x 16' x 10' high, finished interior, air conditioning, concrete floor, erected 1981

WATER TANK
100,000 gallon capacity elevator, steel and fabricated steel tower 100' high

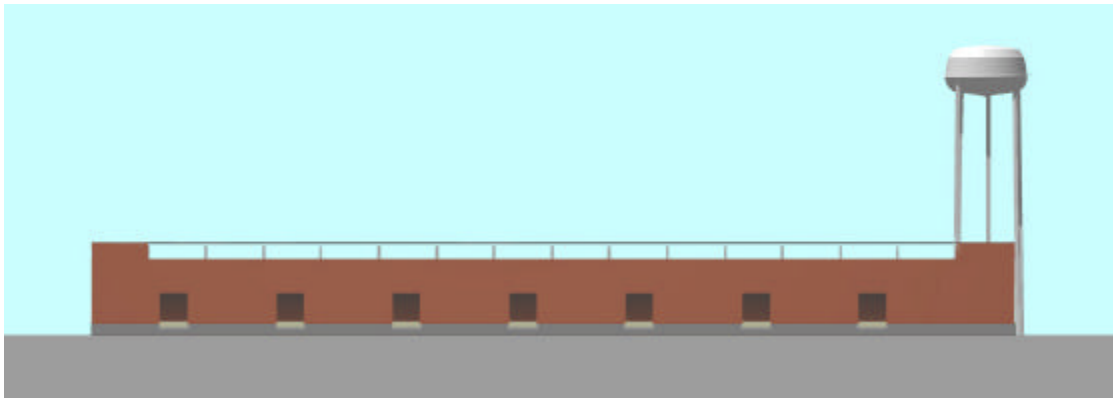
FENCING
800 L/F - woven wire including pipe posts, gates and three strands barbed wire

RAILROAD SIDING
800 L/F - standard gauge including timber ties, ballast, etc. Not used since 1985

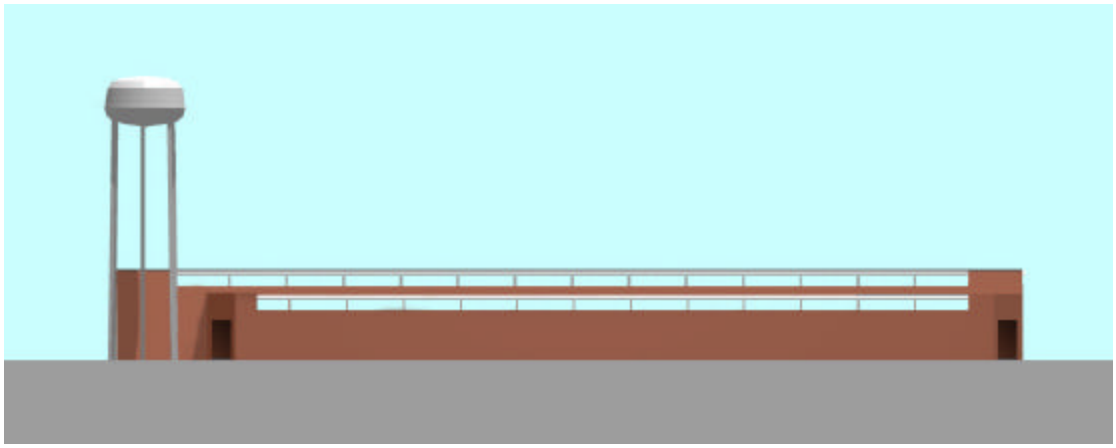
PAVING
91,100 S/F - asphalt paving

View of the rear enclosed loading dock building.

APPENDIX B

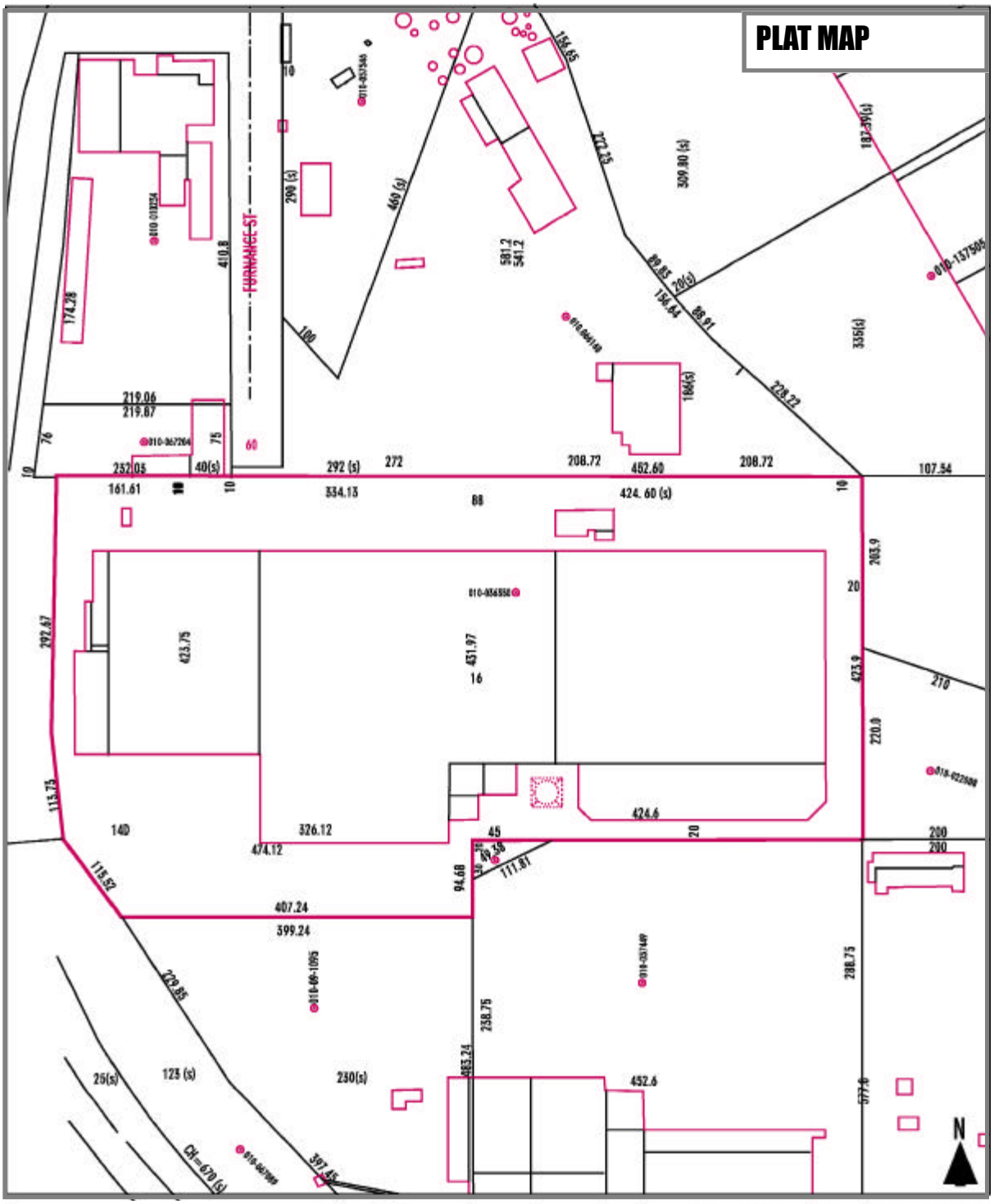


North elevation



South elevation

East elevation



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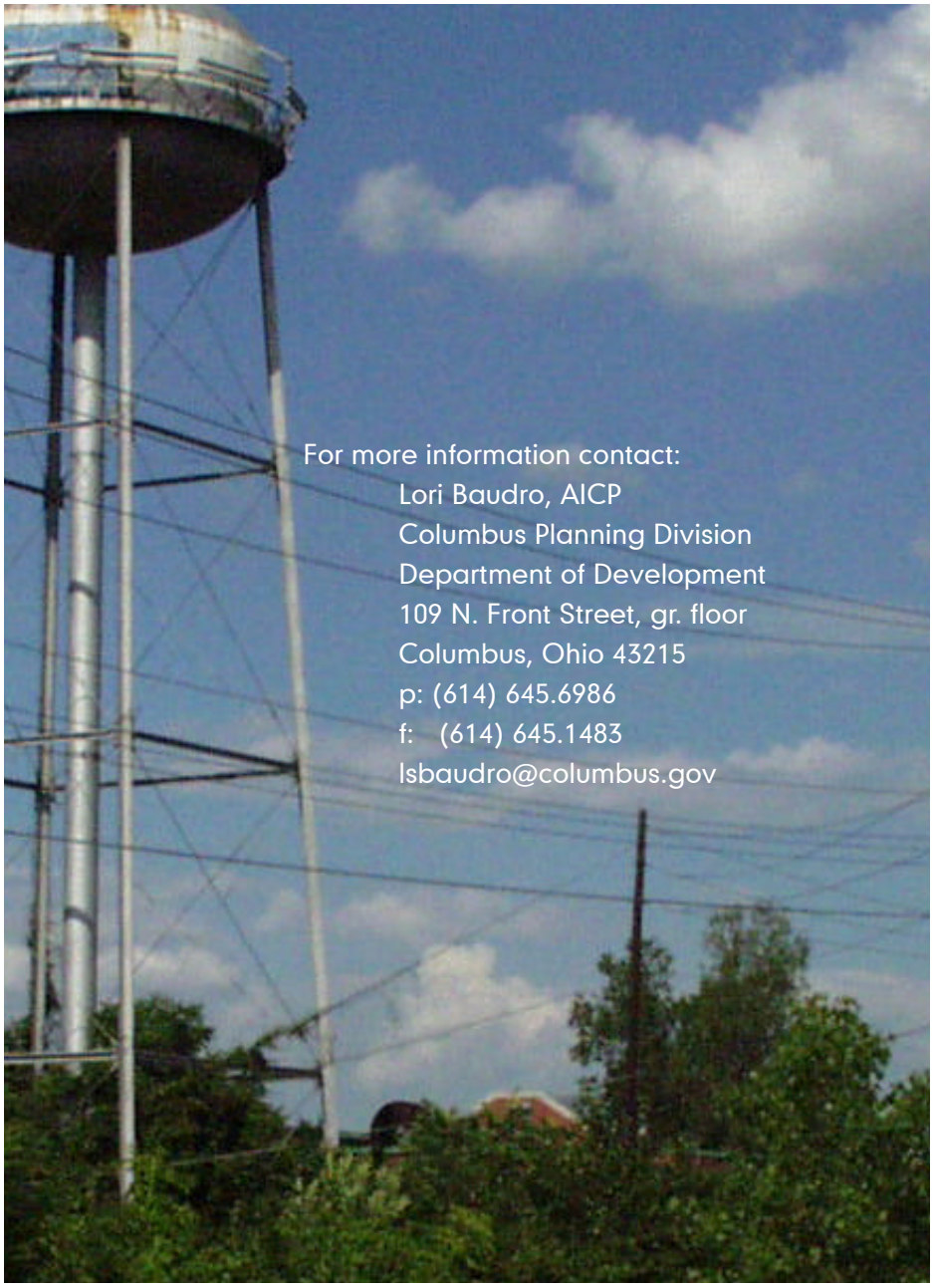
VIII. CONTACT



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